

An aerial photograph of West Linn, Oregon, showing a river, residential areas, and a school complex. The image is split into two vertical panels. The left panel is a dark, semi-transparent overlay containing white text. The right panel shows the actual aerial view. The river flows from the top right towards the bottom right. A large residential area is visible in the center and bottom. A school complex with a red-roofed building and a green field is located in the middle-right section. A highway runs along the bottom edge of the image.

**Progress Report**  
**City of West Linn**

Arch Bridge/Bolton Town Center Plan

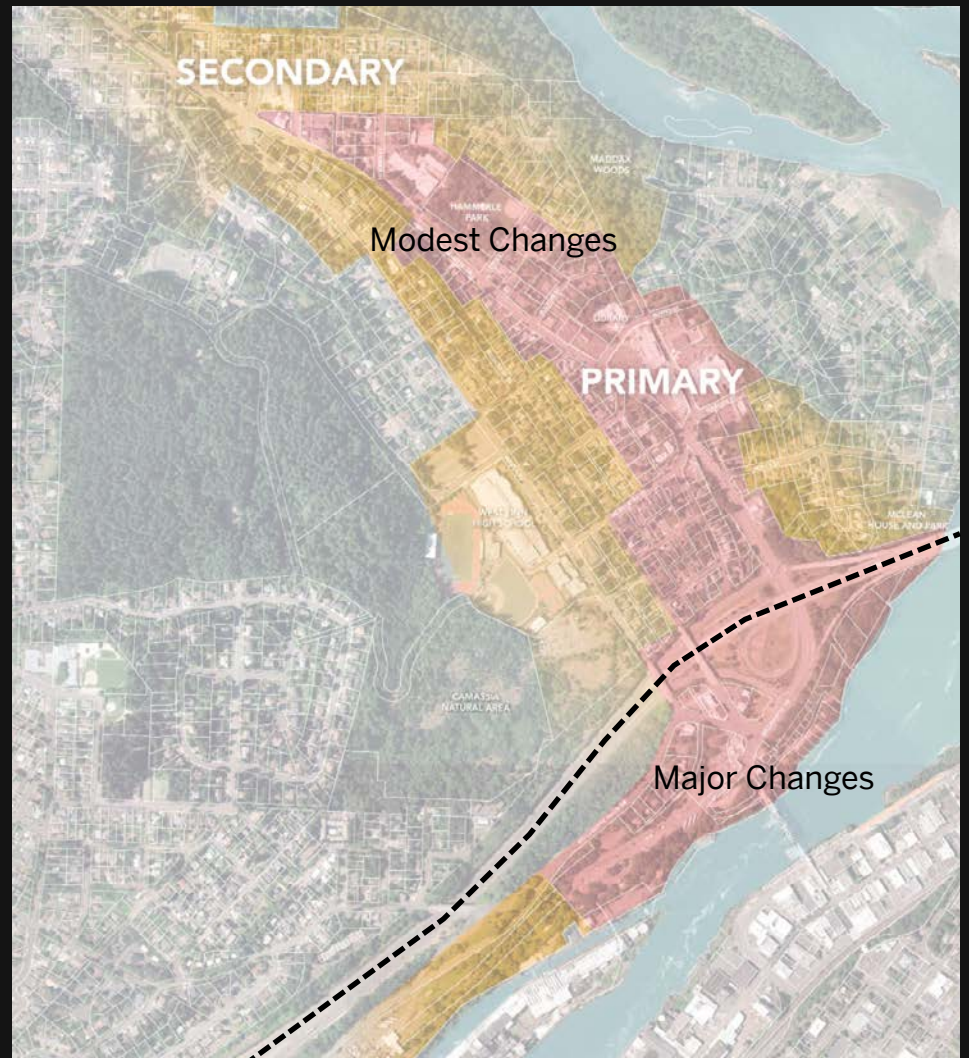
# Summary of Initial Discussions

## Modest Changes

- Soft Infill Development
- Enhancements to Willamette Drive
- Mixed-Use Zoning District

## Major Changes

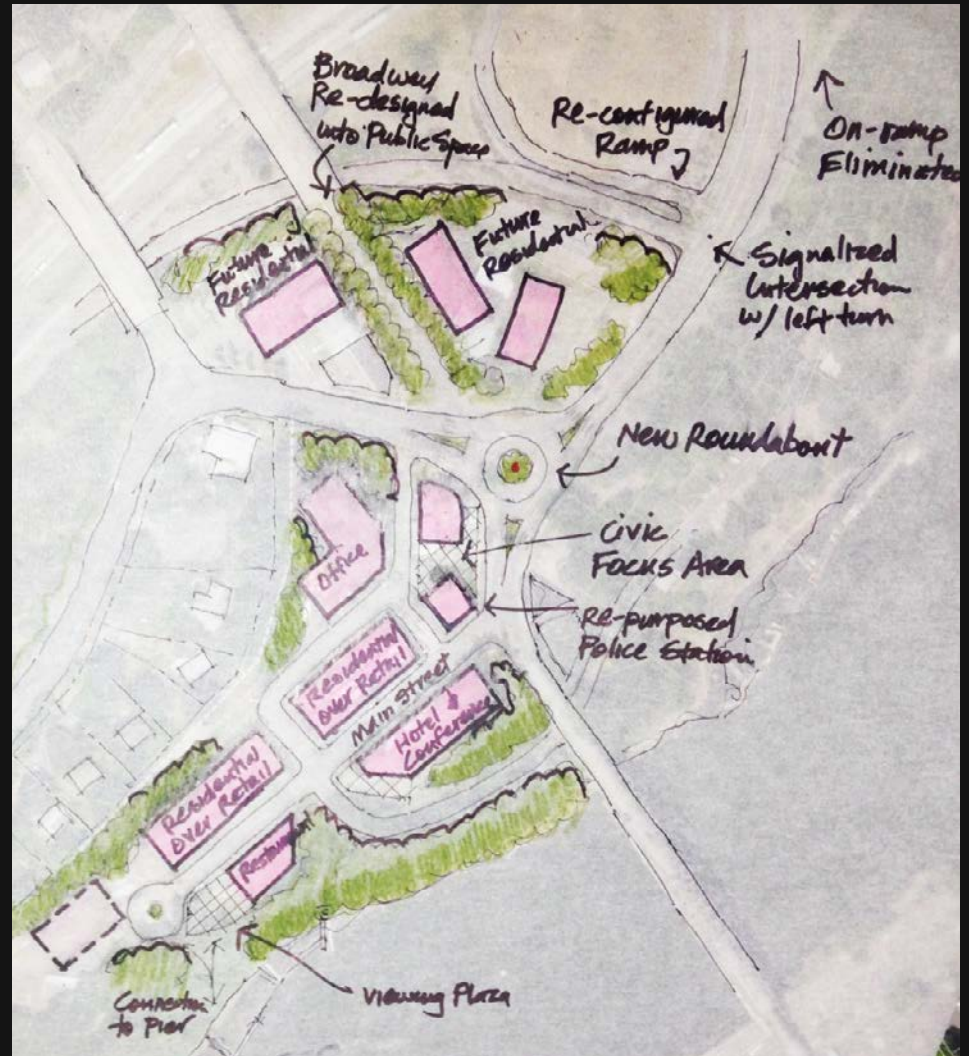
- Park Below the Freeway
- Major Street Modifications
- “Main” Street
- Broadway Corridor Public Space
- Substantial New Development
- Mixed-Use Zoning District



# Conclusion of Workshop: Preliminary Concept

## General Concept

- Roundabout
- Mixed-Use Development
- Multiple Story Buildings
- Catalyst Development Sites
- Main Street with Street-level Retail
- Hotel Potential
- Reconfiguration of Freeway Ramps



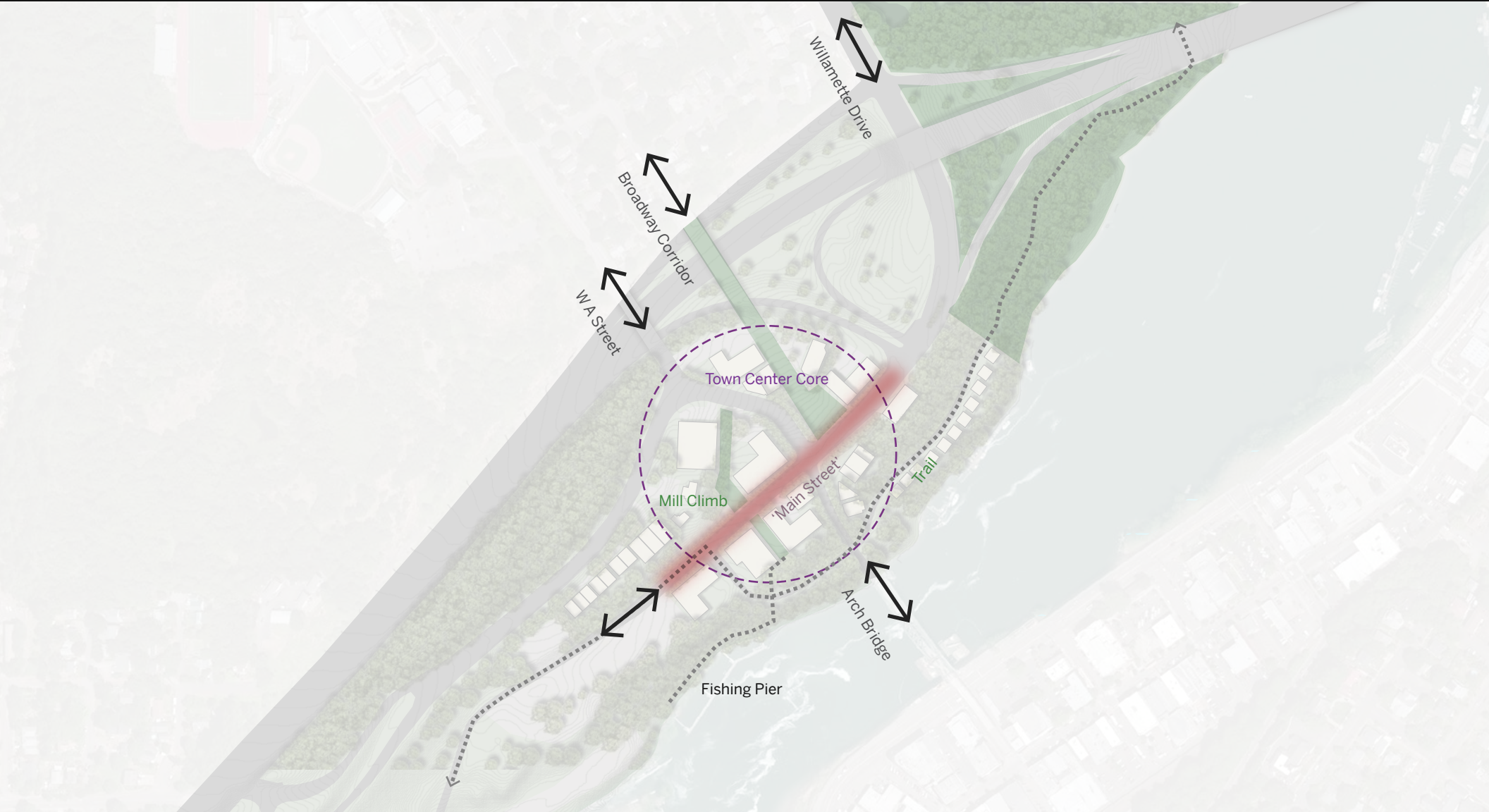
# Preliminary Plan & Intersection Variations



# Town Center: Existing Conditions



# Town Center: Concept Diagram



# Key Concept: Rethinking the Streets

- Broadway Corridor
- 4-Way Intersection
- Realignment of Willamette Drive



# West Bridge Park Scheme





# Broadway Park Scheme A



# Broadway Park Scheme B

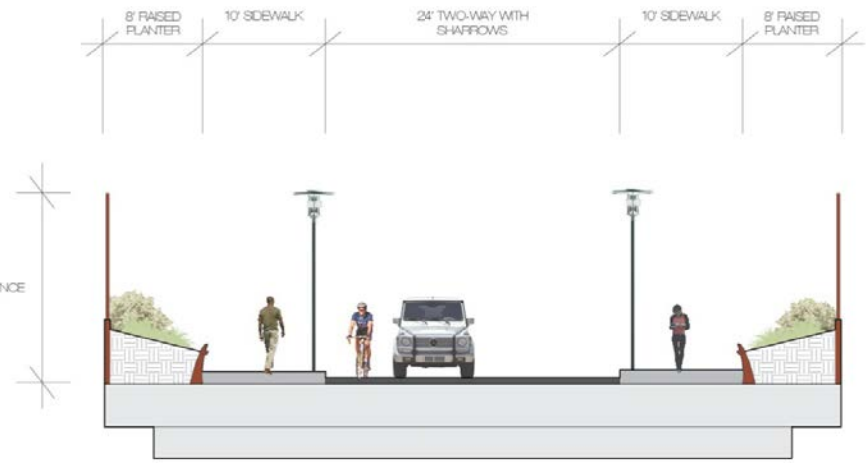


# Broadway Section: Vehicular



SECTION b-b'  
BROADWAY ST. OPTION 1

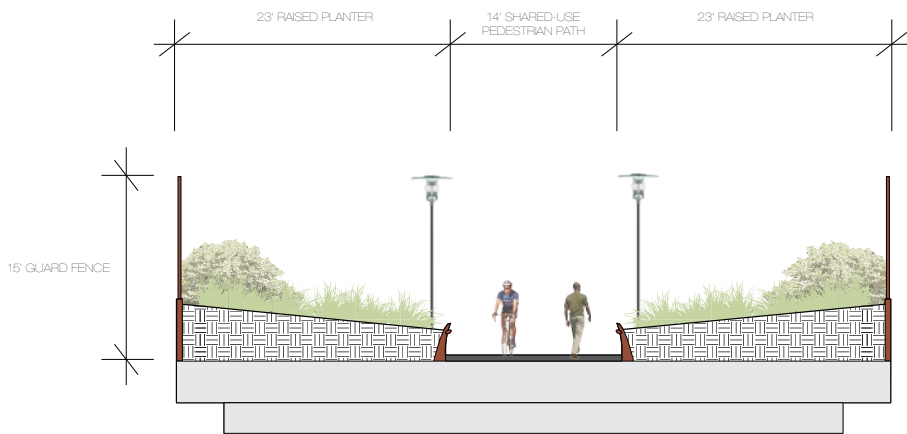
1" = 10'



SECTION c-c'  
BROADWAY ST. OPTION 2

1" = 10'

# Broadway Section: Pedestrian



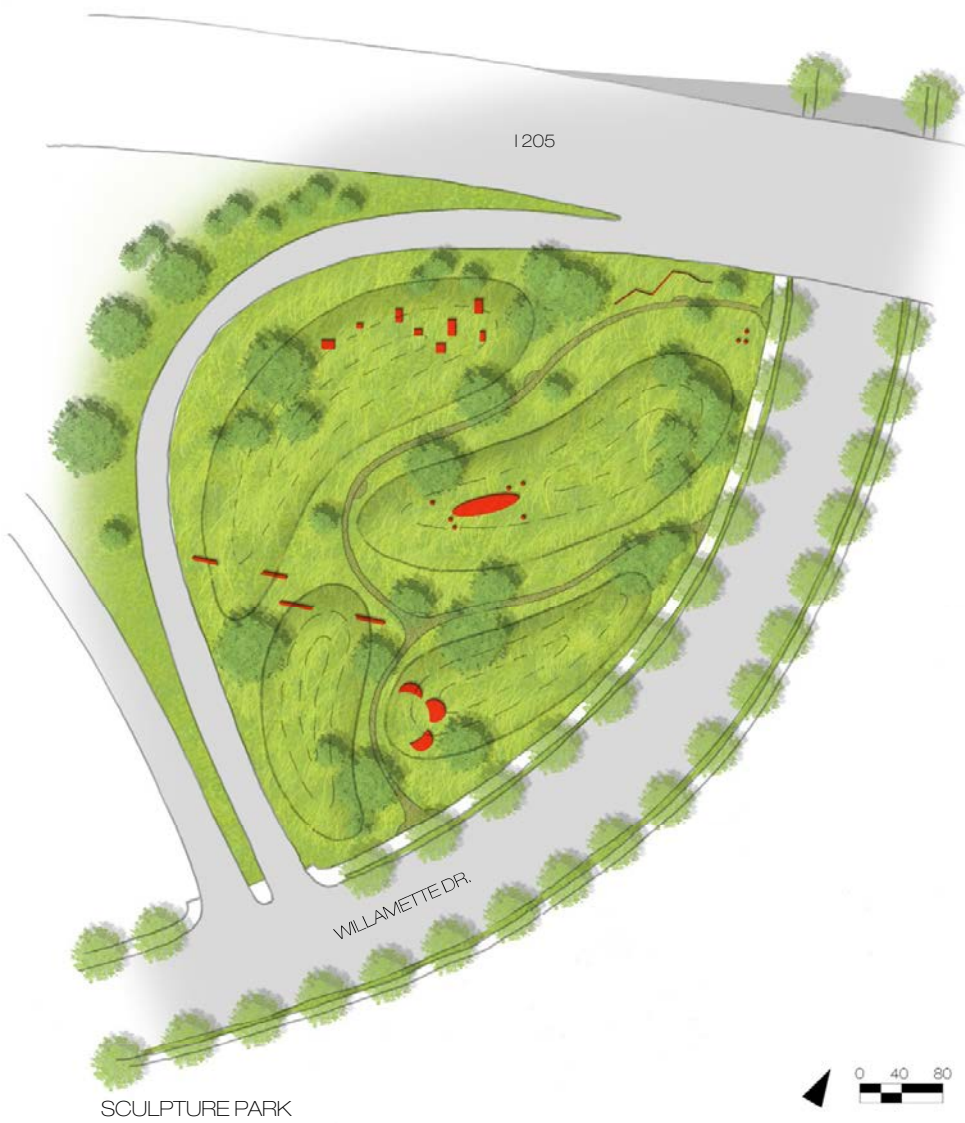
SECTION d-d'  
BROADWAY ST. OPTION 3

1" = 10'

# Mill Climb



# I-205 On-Ramp Open Space



# Conceptual Development Plan



# Summary of Economic Study

## Overview

- Likely demand for denser housing in a town center—including owner-occupied, rentals, affordable.
- There is limited demand for office space.
- There is limited demand for retail.
- There is demand for restaurants and services.





# Summary of Economic Study Cont.

## Overview

- The West Linn Apartments, West Cliff Apartments, and Mill Area are well suited for a hotel.
- Dense structures are financially feasible if the cost of parking is not included. Bringing public support to the projects can incentivize development (i.e., provide structured parking, vertical housing tax credit, provide land at reduced cost).

